

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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McNaughten Center
End-Cap now Available For Lease



Appraisal Brokerage Consulting Development

RETAIL SPACE AVAILABLE

6115 McNaughten Rd, Columbus, Ohio 43232

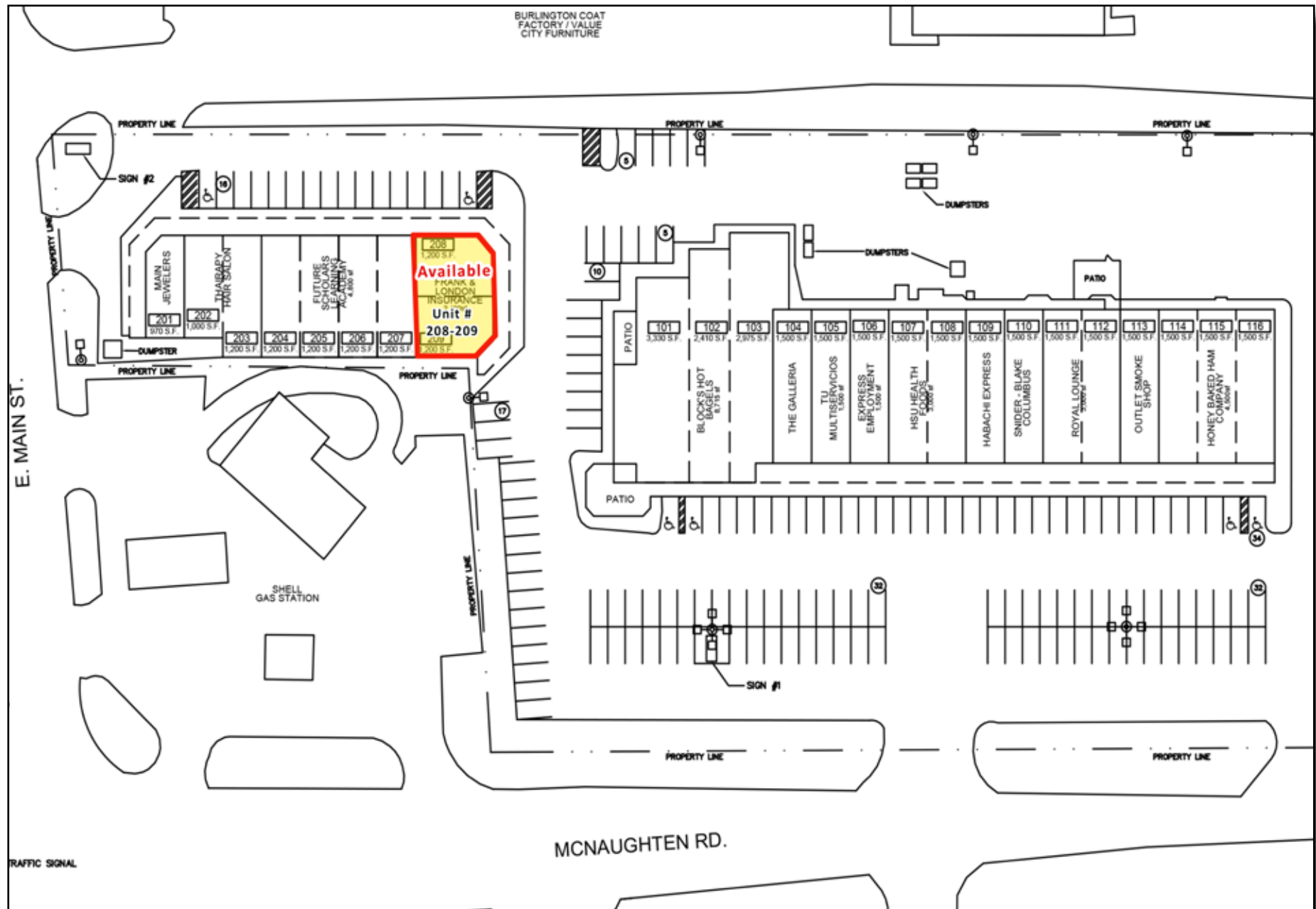
STRIP CENTER - RETAIL SPACE FOR LEASE!

Position your business in a high-traffic retail strip center with exceptional visibility and easy access to major highways! Located off Main St. in Reynoldsburg, this established shopping center offers quick connectivity to highways 70 and 270, ensuring a steady flow of customers and commuters. With strong traffic counts, excellent signage opportunities, and ample parking, this location is ideal for retailers, restaurants, and service-based businesses. Each space is individually sub-metered, providing tenants with control over their utilities. Don't miss this prime retail opportunity in one of Reynoldsburg's busiest corridors—schedule a tour today!



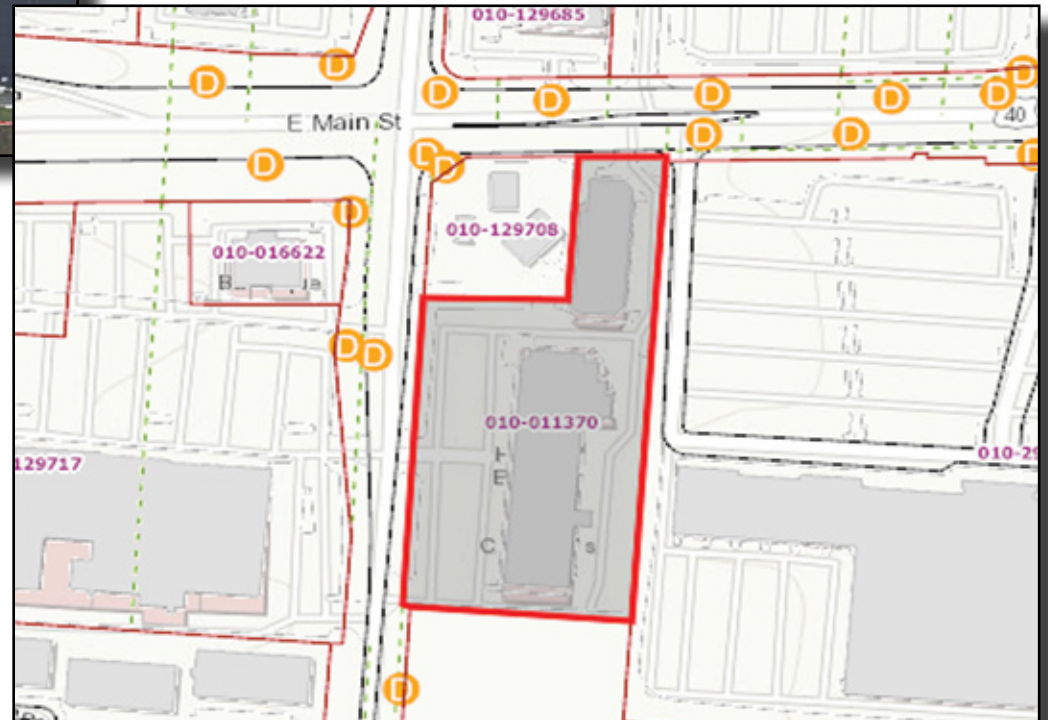
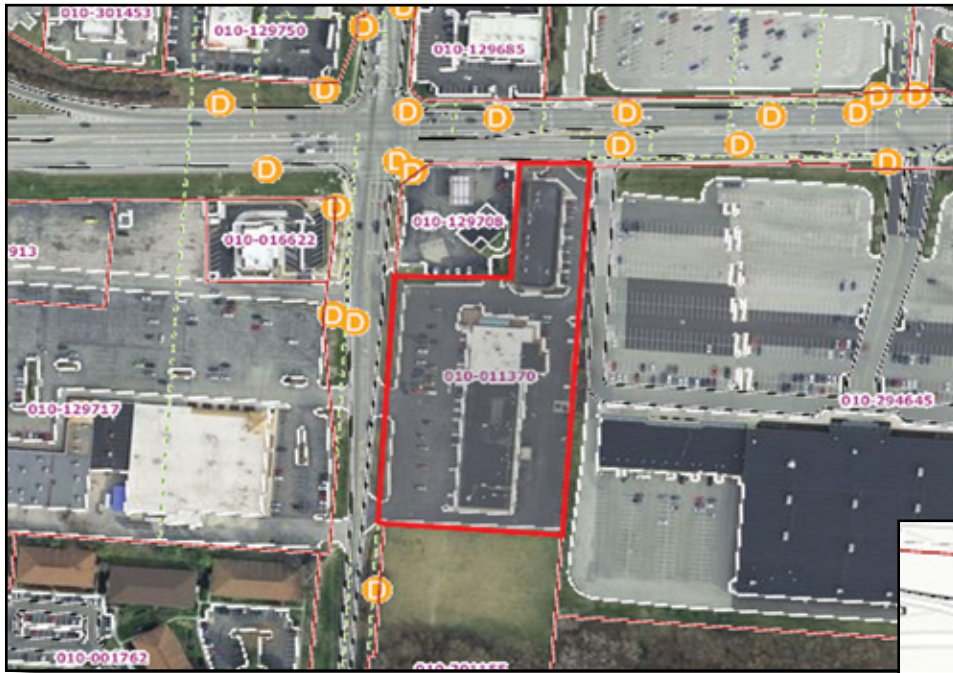
Property Highlights

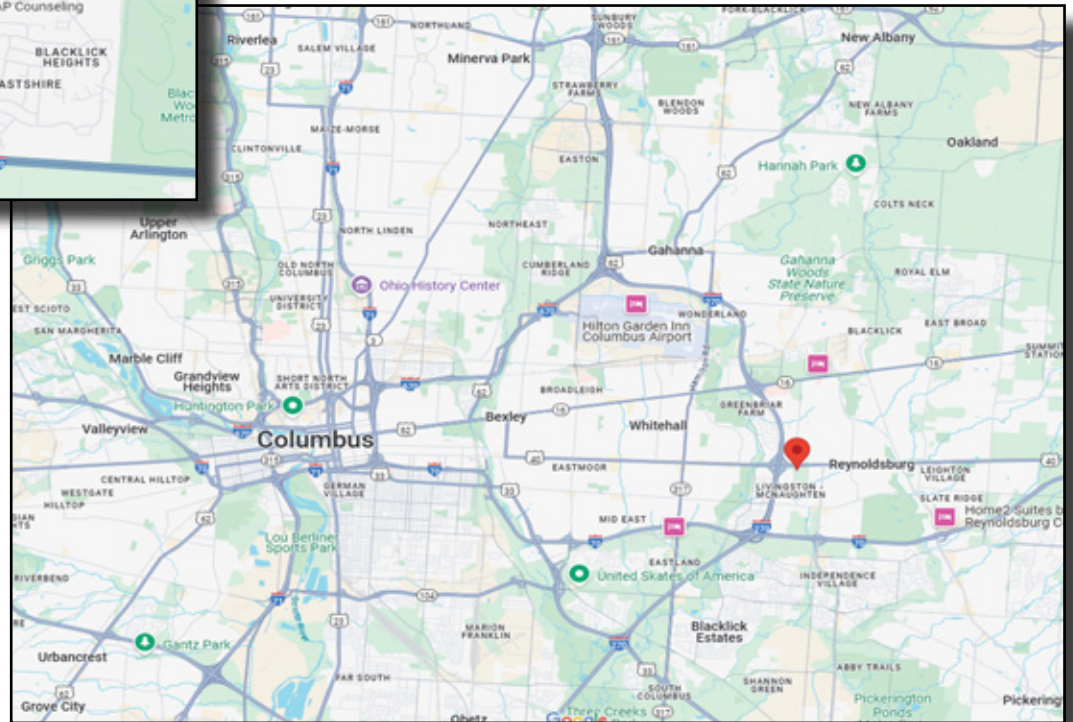
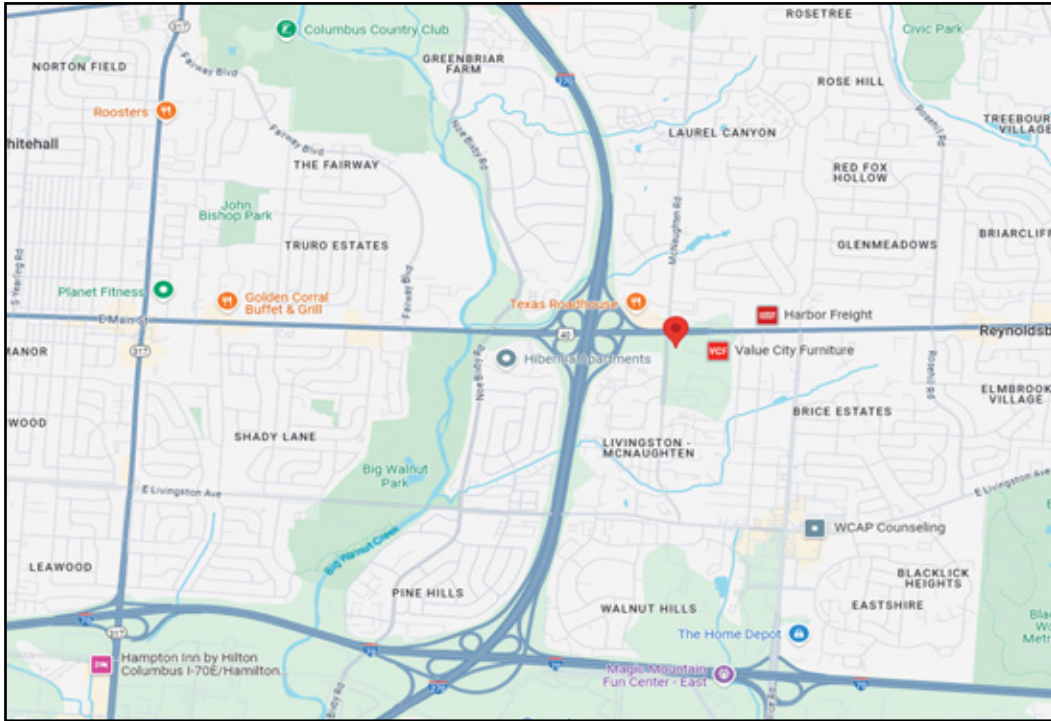
Address:	6115 McNaughten Road Columbus, OH 43232
County:	Franklin
PID:	010-011370-00
Location:	SEC of East Main Street and McNaughten Road
Building Size:	27,542 +/- SF
Year Built:	1979
Year Remodeled:	1998
Levels:	1 Story
<u>Space Available: End-Cap</u> Unit # 208-209	- 2,400 +/- SF
Lease Rate:	Negotiable
Zoning:	Mixed - Use

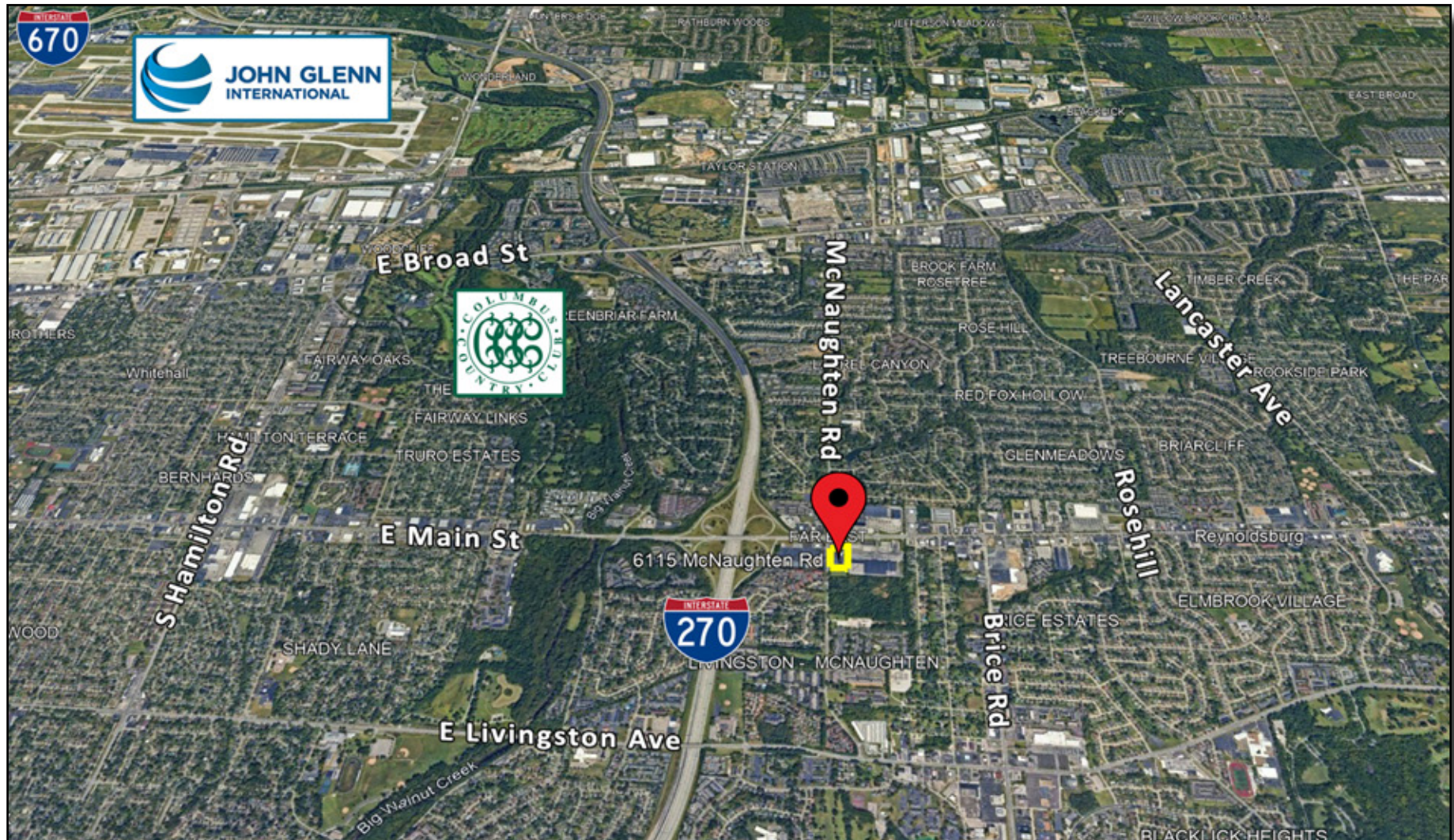




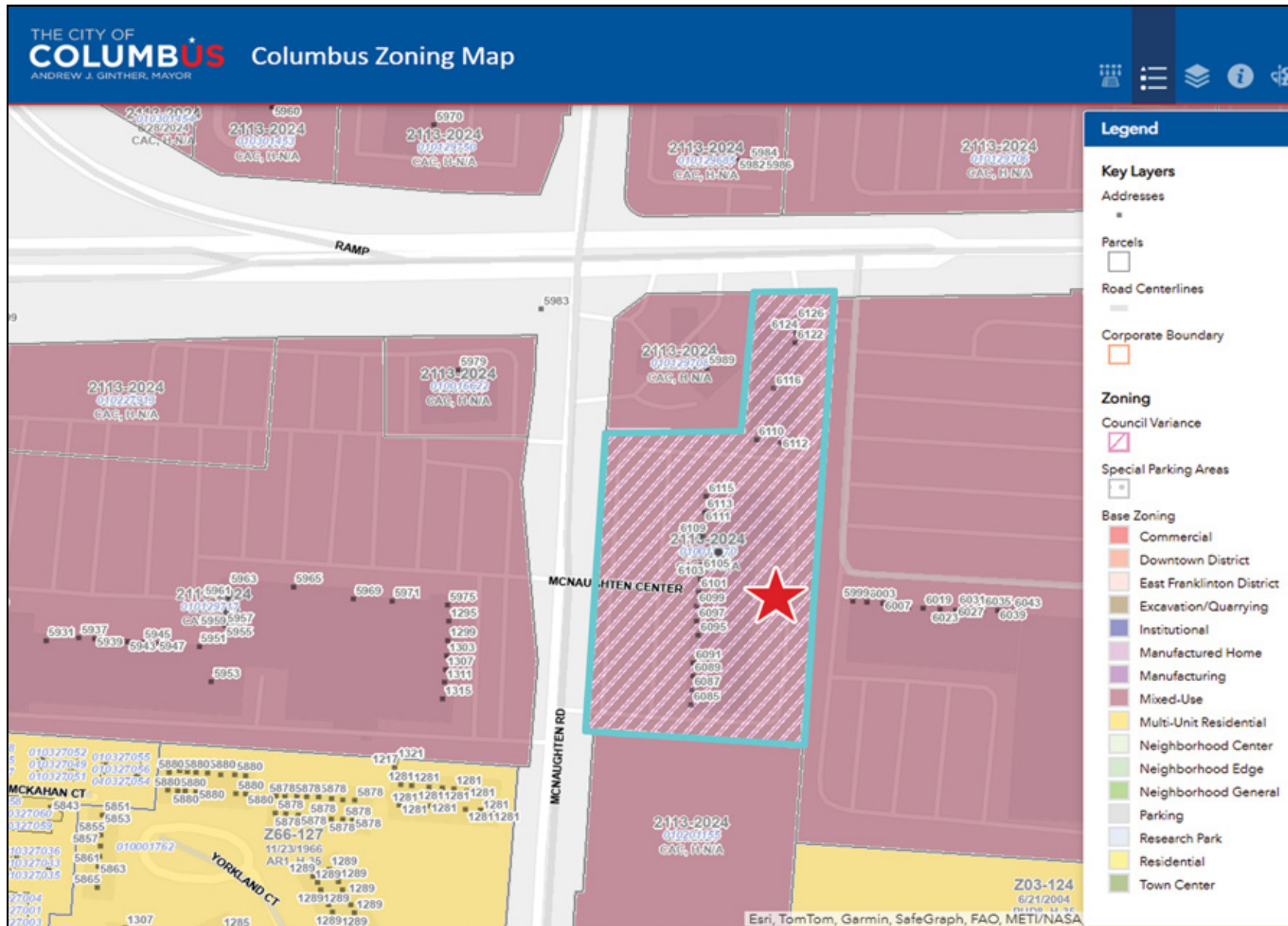


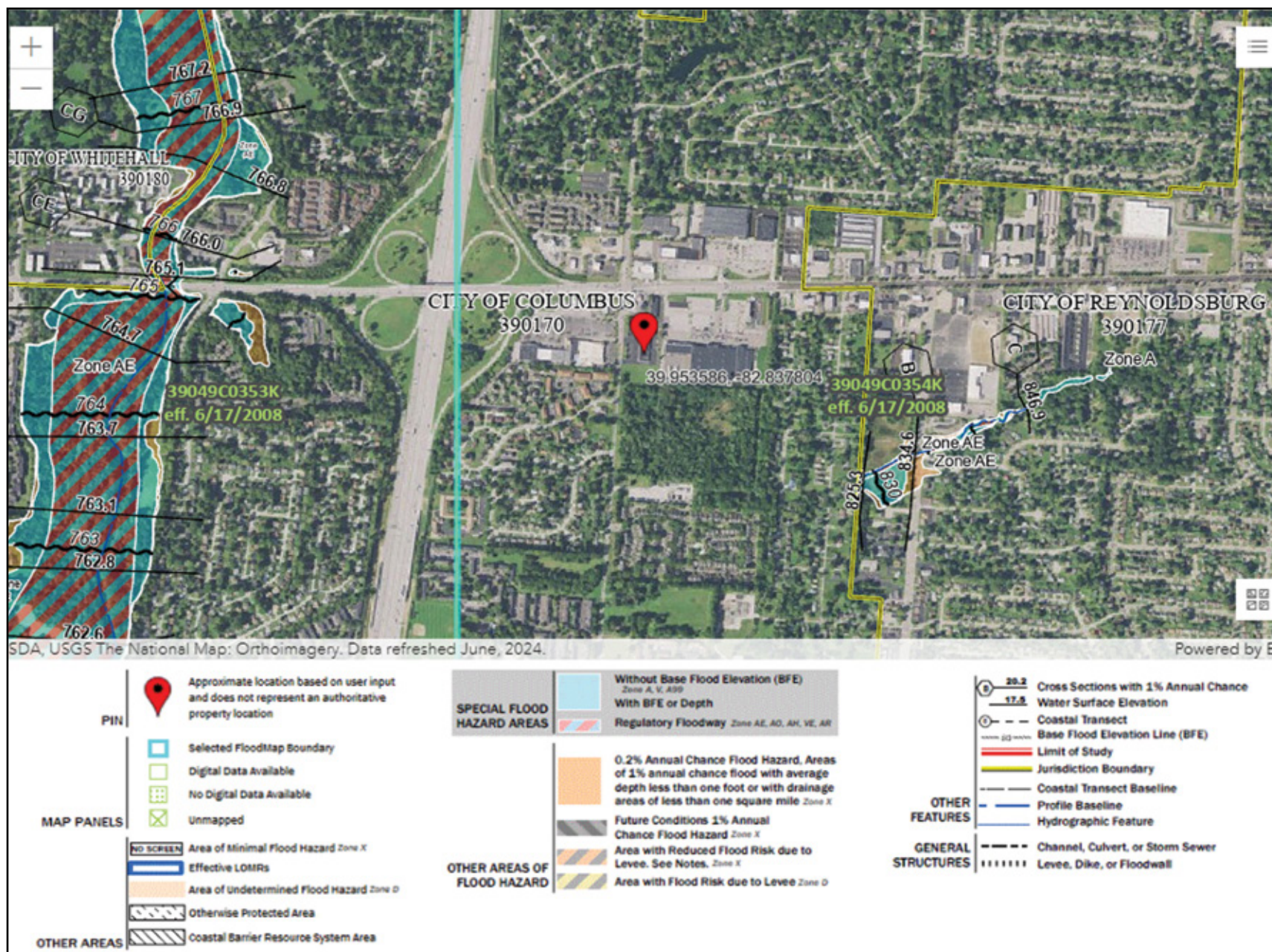






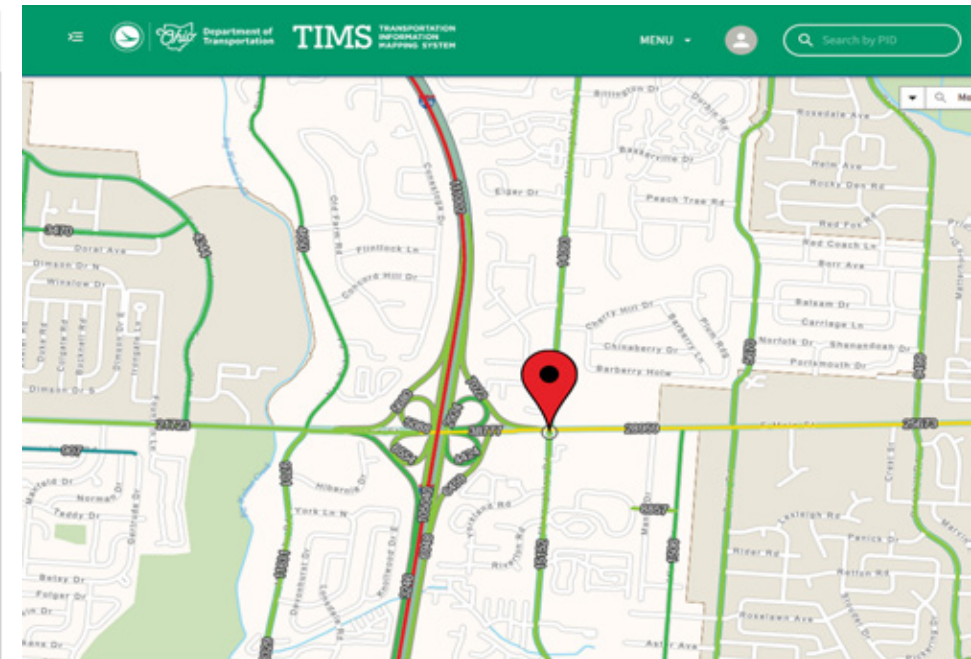
Great Location!
Easy access to major roads
20 minutes to Downtown Columbus

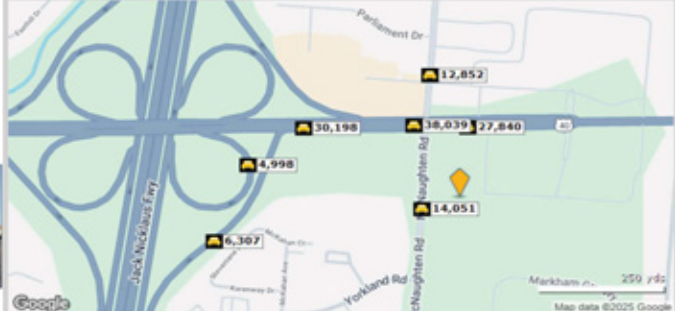




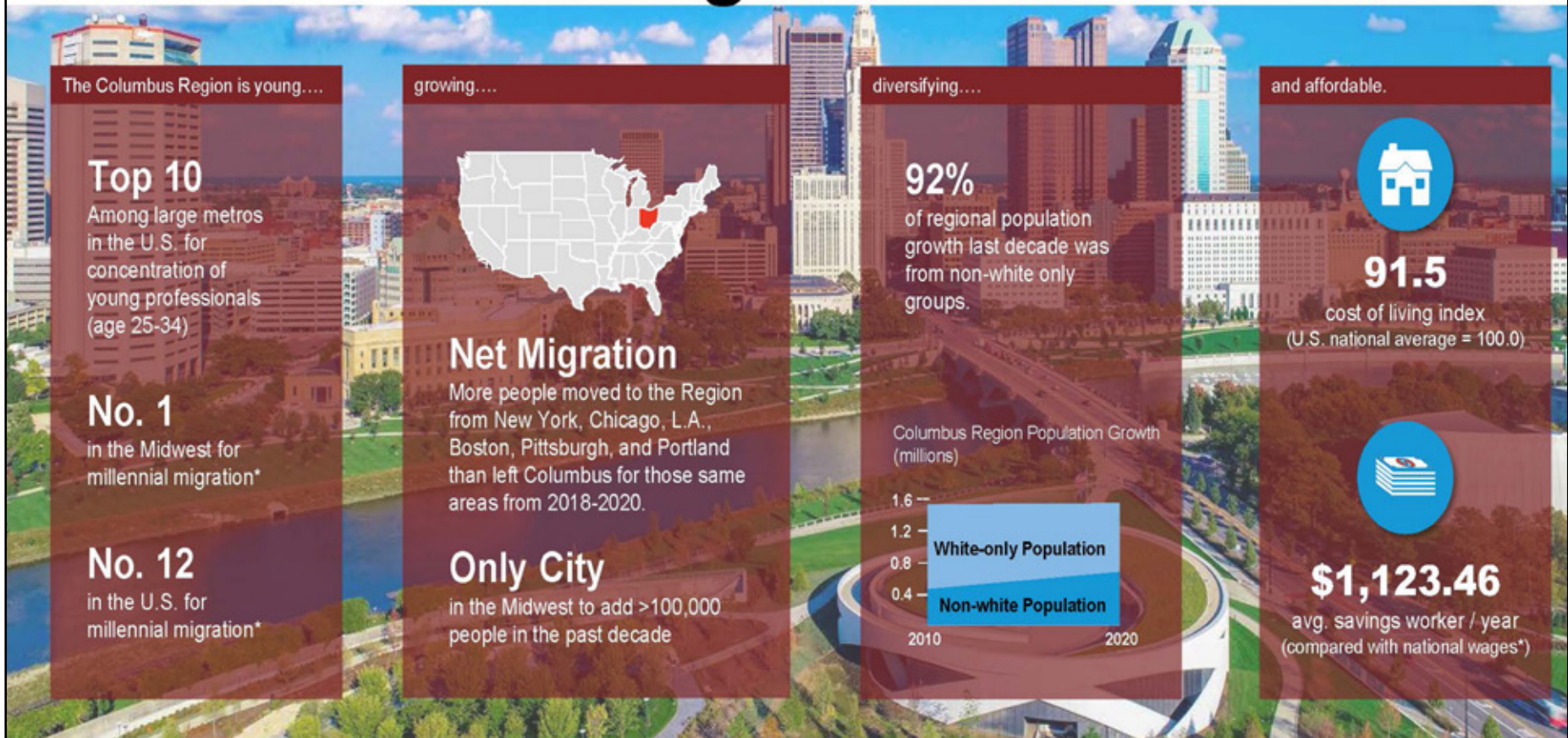
Demographic Summary Report

McNaughten Centre				
6085-6115 Mcnaughten Rd, Columbus, OH 43232				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	12,099	110,510	247,757	
2024 Estimate	12,157	110,296	245,512	
2020 Census	12,563	112,626	246,505	
Growth 2024 - 2029	-0.48%	0.19%	0.91%	
Growth 2020 - 2024	-3.23%	-2.07%	-0.40%	
2024 Population by Hispanic Origin				
2024 Population	12,157	110,296	245,512	
White	5,064 41.66%	41,140 37.30%	101,157 41.20%	
Black	5,445 44.79%	47,516 43.08%	97,116 39.56%	
Am. Indian & Alaskan	31 0.25%	497 0.45%	921 0.38%	
Asian	268 2.20%	5,453 4.94%	14,109 5.75%	
Hawaiian & Pacific Island	2 0.02%	24 0.02%	77 0.03%	
Other	1,347 11.08%	15,666 14.20%	32,132 13.09%	
U.S. Armed Forces	1	76	212	
Households				
2029 Projection	5,468	44,454	98,169	
2024 Estimate	5,498	44,402	97,379	
2020 Census	5,698	45,393	97,828	
Growth 2024 - 2029	-0.55%	0.12%	0.81%	
Growth 2020 - 2024	-3.51%	-2.18%	-0.46%	
Owner Occupied	2,390 43.47%	20,835 46.92%	49,414 50.74%	
Renter Occupied	3,108 56.53%	23,567 53.08%	47,966 49.26%	
2024 Households by HH Income				
Income: <\$25,000	807 14.67%	7,549 17.00%	16,950 17.41%	
Income: \$25,000 - \$50,000	1,622 29.49%	12,383 27.89%	24,123 24.77%	
Income: \$50,000 - \$75,000	1,082 19.67%	9,740 21.93%	18,974 19.48%	
Income: \$75,000 - \$100,000	767 13.95%	6,019 13.56%	12,988 13.34%	
Income: \$100,000 - \$125,000	565 10.27%	3,501 7.88%	9,211 9.46%	
Income: \$125,000 - \$150,000	153 2.78%	2,162 4.87%	6,067 6.23%	
Income: \$150,000 - \$200,000	307 5.58%	1,887 4.25%	5,005 5.14%	
Income: \$200,000+	197 3.58%	1,163 2.62%	4,061 4.17%	
2024 Avg Household Income	\$73,491	\$69,201	\$76,508	
2024 Med Household Income	\$55,413	\$54,635	\$58,117	



McNaughten Centre							
6085-6115 Mcnaughten Rd, Columbus, OH 43232							
							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 McNaughten Rd	Mc Naughten Center	0.02 S	2022	13,817	MPSI	.04	
2 McNaughten Rd	Mc Naughten Center	0.02 S	2021	14,051	MPSI	.04	
3 E Main St	McNaughten Rd	0.05 W	2022	27,840	MPSI	.09	
4 East Main Street	McNaughten Rd	0.01 E	2020	40,722	MPSI	.11	
5 E Main St	McNaughten Rd	0.01 E	2022	38,039	MPSI	.11	
6 McNaughten Rd	Carnaby Way	0.01 S	2020	14,028	MPSI	.16	
7 McNaughten Rd	Carnaby Way	0.01 S	2022	12,852	MPSI	.16	
8 E Main St	McNaughten Rd	0.14 E	2022	30,198	MPSI	.20	
9 Mc Kahn Ct	Stevenlane Blvd	0.06 SE	2020	4,998	MPSI	.24	
10 Stevenlane Blvd	Karenway Dr	0.04 SE	2020	6,307	MPSI	.29	

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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Appraisal Brokerage Consulting Development

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.